

When recorded return to:

Saratoga Win-Win, LLC  
19413 Milltown Road  
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 100588



201010290086  
Skagit County Auditor

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Statutory Warranty Deed

100588

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Victor L. Benson and Linda C. Benson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Saratoga Win-Win, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:

Lots 7 and 21, SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107

Tax Parcel Number(s): P128561, 330409-1-002-0700

Lots 7 and 21, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107", as per plat recorded June 10, 2009 as Auditor's File No. 200906100089, and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10-29-10

Victor L. Benson 3306 Linda C. Benson  
Victor L. Benson Linda C. Benson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

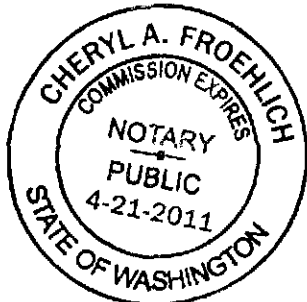
OCT 29 2010

Amount Paid \$ 8460.-  
Skagit Co. Treasurer  
By LK Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Victor L. Benson and Linda C. Benson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-29-10



Cheryl A. Froehlich  
Printed Name: Katie Hickok Cheryl A. Froehlich  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 1/07/2011 4-21-11  
CAP

Exhibit A  
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Victor L. Benson, et ux, et al  
Dated: December 12, 1989 and December 14, 1989  
Recorded: December 18, 1989 and December 18, 1989  
Auditor's Nos.: 8912180026 and 8912180027  
Purpose: Ingress, egress and utilities  
Area Affected: Roadways and other property

Some of the easement rights herein are appurtenant to real property and some are only personal rights.

B. Road easements, including the terms and provisions thereof, if any, that survived the expiration of the "Timber Cutting Right Contract" attached to those certain deeds recorded December 18, 1989 as Auditor's File Nos. 8912180016, 8912180020 and 8912180094. (Affects: Roadways and other property)

C. RESERVATION CONTAINED IN DEED

Executed by: Pacific Nickel Company  
Recorded: February 29, 1949  
Auditor's No.: 428325  
Regarding: Mineral Reservations and road usage

D. RESERVATION CONTAINED IN DEED

Executed by: ITT Rayonier  
Recorded: December 18, 1989  
Auditor's Nos.: 8912180020 and 8912180094  
Regarding: Road easements  
Affects: Roadways and other property

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Keith S. Johnson  
And: Scott Paper Co., et al  
Dated: April 2, 1988  
Recorded: June 19, 1989  
Auditor's No.: 8906190004  
Regarding: Roadways and other property

Said document is vague as to which Scott Paper owned properties it applies to, nor did the Company find any specific documents amending it.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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F. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Victor L. Benson, et ux  
Recorded: April 27, 2006  
Auditor's No.: 200604270132

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: March 11, 2008  
Recorded: March 18, 2008  
Auditor's No.: 200803180091  
Purpose: Underground facilities and other rights set forth therein  
Affects: Roadway and 10 feet of all lots parallel with and adjacent to roadways

H. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Saratoga Passage View C.A.R.D. PL-06-0107  
Recorded: June 10, 2009  
Auditor's No.: 200906100089

Said matters include but are not limited to the following:

1. \$100.00 park donation fee and numerous notes, easements and other matters
1. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: June 10, 2009  
Auditor's No.: 200906100090  
Affects: Lots 1-26

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Victor Benson  
And: Skagit County, et al  
Dated: June 10, 2009  
Recorded: 200906100091  
Auditor's No.: "Plan to improve Sandy & Johnson Creek"

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K. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 10, 2009  
Recorded: June 10, 2009  
Auditor's No.: 200906100093  
Executed By: Victor Benson, et ux

Said covenants states that the affects: Lots 2 through 25 and Lots 1 through 26 of said plat.

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